



SDMS DocID

2232573

# REMEDIAL SITE ASSESSMENT DECISION - EPA REGION 3

Site Name: Norfolk Town Gas EPA ID#: VAD980692735  
DSN: VA-250

Alias Site Names: \_\_\_\_\_

City: Norfolk County Norfolk State Virginia

Refer to Report Dated: November 1994 Report type: Geraghty & Miller Environmental Investigation *← Assessment*

Report developed by: Geraghty & Miller for Virginia Power Company and the City of Norfolk

## DECISION:

| | 1. Further Remedial Site Assessment under CERCLA (Superfund) is not required because:

- |   |  |
|---|--|
| <input type="checkbox"/> N-NFRAP-No further Remedial  | <input type="checkbox"/> B-Addressed as part of another non-NPL site |
| <input type="checkbox"/> A-Addressed as part of an existing NPL site (site will be entered if this is selected) | <input type="checkbox"/> W-Referred to Removal, no further Rmdl Asmt |
| <input type="checkbox"/> D-Deferred to RCRA   | <input type="checkbox"/> DN-Deferred to NRC                          |
|   | <input type="checkbox"/> SA Recommended as a SF Alternative Site     |

Other Cleanup Activity: Fed Fac (FF) ☐ Private Party Lead (PP) ☐ State Lead (OS) ☐

| X | 2. Further Assessment Needed Under CERCLA:

- |  |  |
|--|--|
| <input type="checkbox"/> H: Higher priority for further assessment                 | <input checked="" type="checkbox"/> L: Lower priority for further assessment |
| <input type="checkbox"/> G: Recommended for HRS Scoring                            | <input type="checkbox"/> O: Being Considered for proposal to the NPL         |
| <input type="checkbox"/> F: Referred to Removal, Needs further Remedial Assessment |  |

Site decision made by: Dawn Fulsher

Decision Date: \_\_\_\_\_

## DISCUSSION/RATIONALE:

Norfolk Town Gas is a 13.44 acre site that was operated as a carbureted water gas manufacturing plant from 1853 to the 1950s. The site was owned by Virginia Power and Gas until 1971 when the City of Norfolk purchased the property. After performing a Preliminary Assessment (PA), EPA Region III determined that the site did not qualify for the National Priorities List on April 1, 1983. EPA based its decision on visual observations made during a site visit. EPA staff did not identify sources of contamination or potentially exposed populations during the site visit. Samples were not collected as part the Preliminary Assessment. EPA archived this site from the CERCLIS data base (removed from the active inventory) on April 1, 1983.

The City of Norfolk became aware of contamination associated with the site in 1985 while in the process of excavating a trench to install a storm sewer trunk line several blocks west of the site at Ninth Street and Monticello Avenue. During excavation, waste material was observed and analysis of soil samples collected showed the presence of substances associated with manufactured gas plants, including coal tar wastes. It was noted that waste-related contamination had migrated offsite via the Smith's Creek stream channel, which had been filled-in during the early 1900s.

Geraghty & Miller, Inc., under the direction of the City of Norfolk and Virginia Power, sampled surface soils and shallow ground water in 1994 as part of an environmental investigation. The investigation report indicated that wastes were disposed of in Smith's Creek during the operation of the plant. Sampling data

collected during this investigation confirmed that the former Smith's Creek channel was impacted by coal tar-related wastes. In the northern half of the site, PAHs were detected soil at levels ranging from 3.3 to 86.7 mg/kg. Total PAH concentrations were higher in the soil from the former manufacturing area and in samples collected from a depth of four to six feet. Five samples had total PAH concentrations greater than 1,000 mg/kg. The EPA residential risk based screening level for the most toxic PAH, benzo(a)pyrene is .015 mg/kg. Lead was detected in the soil at concentrations between 40 and 757 mg/kg. The EPA screening value used for residential soils is 400 mg/kg. The groundwater at the site is contaminated with volatile organic compounds that are typically found in coal tars such as benzene, toluene, and xylenes. The maximum concentration of benzene detected at the site was 48,000 ug/l in well 13B in 1990 which is above the EPA drinking water standard of 5 ug/l. Benzene concentrations ranged from less than 1 to 800 ug/l in 1994 with the maximum concentration detected in well 13.

On June 22, 2010, EPA Region III received correspondence from an elected official on behalf of a citizen activist who has requested that EPA follow up on concerns related to the potential migration of manufactured gas plant wastes from the site. EPA has visited the site and an adjacent property with the first visit performed in July 2010 and the second in December 2010. EPA staff noted that the property formerly owned by the gas company is currently paved and well maintained. Numerous monitoring wells installed during previous investigations were observed on the site.

Although ground water contamination was observed during the 1994 Geraghty & Miller study, ground water was not being used as a drinking water supply in the area of the site. Ground water is still not used as a drinking water supply. However, the extent of soil contamination at off-site locations, including an adjacent housing area, and the possibility of impacts to the nearby population from site-related contamination are unclear. EPA Region III unarchived this site on July 15, 2010, thereby returning the site to the active CERCLIS inventory for further evaluation to assess potential threats to human health and the environment.

EPA will obtain and review all available documentation from the Virginia Power Company and City of Norfolk. Based on this review, EPA Region III will determine whether, and to what extent, the site warrants further Federal involvement under Superfund.

Report Reviewed/Approved Site Decision Made By:

Dawn Fulsher, RPM/SAM

Signature

*Dawn Fulsher*

Date

3/8/11

EPA Form # 9100-3

*3/8/11*